

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-13523 - APPLICANT: RED VISTA DEVELOPMENT -

OWNER: JONES ESTATES DEVELOPMENT, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13520), Variance (VAR-13521), and Site Development Plan Review (SDR-13524) shall be required.
2. This Waiver shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

**** STAFF REPORT ****

APPLICATION REQUEST

Request for a Waiver of Title 18.12.160 to allow approximately 194 feet between street intersections where 220 feet is the minimum distance separation required on 2.56 acres at 5020 North Jones Boulevard.

EXECUTIVE SUMMARY

The Public Works Department has no objection to the request for a Waiver of Title 18.12.160 to allow approximately 194 feet between street intersections where 220 feet is the minimum distance separation required for property located at 5020 North Jones Boulevard.

It is also noted that this site is the subject of a Zoning Reclassification ZON-13520, a Variance (VAR-13521) and a Site Development Plan Review SDR-13524; all site-related conditions of approval are addressed with those actions.

BACKGROUND INFORMATION

A) Related Actions

- 06/22/06 The Planning Commission recommended approval of companion items ZON-13520, VAR-13521 and SDR-13524 concurrently with this application.
- 06/22/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #20/jm).

B) Pre-Application Meeting

- 04/19/06 Staff explained the requirements for a Waiver for Title 18.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) General Analysis and Discussion

This is a request for a Waiver of Title 18.12.100 to allow 194 -foot intersection offset where 220 feet is the minimum offset allowed. Specifically, Title 18.12.160 states:

“Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet.”

For the four lots to be equally distributed in acreage and meet density standards, the private street is located in an appropriate area.

FINDINGS

The proposed design does not appear to present turn conflicts, nor is it expected to hinder area traffic flows. The Department of Public Works has no objection to this Waiver request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 6

NOTICES MAILED 91 by Planning Department

APPROVALS 0

PROTESTS 0